



**TOWN OF GRAFTON**  
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**PLANNING BOARD**

**Proposed Zoning Amendment  
2016 Spring Annual Town Meeting**

To see if the Town will vote to amend the Zoning By-Laws by adding the following:

1. ZBL Definitions Section 2.1, Amend as follows (underline for insert):

Frontage: The continuous linear extent of a lot measured along the street right-of-way from the intersection of one side lot line to the intersection of the other side lot line of the same lot. The frontage on a corner lot shall be measured to the middle of the curve connecting the sidelines of the intersecting rights-of-way. (T.M. 10-20-03). If a lot has frontage on more than one street, frontage on only one street shall be used to satisfy the minimum lot frontage requirement. Principal vehicular access to the principal use of the lot shall be through frontage that satisfies the minimum lot frontage requirements- (T.M. 10-21-13) except as permitted through the issuance of a flexible development special permit pursuant to Section 5.3 or the issuance of a special permit for a common driveway pursuant to Section 5.9.

Lot, Corner: A lot at the point of intersection of and abutting on two or more intersecting streets, the angle of intersection of the street lot line, or in the case of a curved street extended lot lines, being not more than 135 degrees. Corner lots shall not have rear lot lines except as defined as "Yard, Rear – Corner Lot."

Yard, Rear - Corner Lot: A corner lot with four property lines will have two front yards, two side yards and no rear yard. A corner lot with more than four property lines will have one or more rear yards along the interior property line(s) between the two required side yards,. The depth of the rear yard(s) shall comply with the provisions of the zoning district in which the property is located.